003.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,700 / 810,700
					USE VALUE:	810,700 / 810,700
					ASSESSED:	810,700 / 810,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JORGE ALFRED--TRUSTEE
Owner 2:	JORGE FAMILY NOMINEE TRUST
Owner 3:	
Street 1:	19 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 1782 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	361,200	5,500	444,000	810,700
Total Card	0.103	361,200	5,500	444,000	810,700
Total Parcel	0.103	361,200	5,500	444,000	810,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.93 | /Parcel: 454.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2749
GIS Ref
GIS Ref
Insp Date 09/08/17

!273!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	361,400	5500	4,500.	444,000	810,900	810,900	Year End Roll	12/18/2019
2019	104	FV	287,000	5500	4,500.	471,800	764,300	764,300	Year End Roll	1/3/2019
2018	104	FV	287,000	5500	4,500.	344,100	636,600	636,600	Year End Roll	12/20/2017
2017	104	FV	266,700	5500	4,500.	299,700	571,900	571,900	Year End Roll	1/3/2017
2016	104	FV	266,700	5500	4,500.	255,300	527,500	527,500	Year End	1/4/2016
2015	104	FV	241,200	5500	4,500.	249,800	496,500	496,500	Year End Roll	12/11/2014
2014	104	FV	241,200	5500	4,500.	205,400	452,100	452,100	Year End Roll	12/16/2013
2013	104	FV	249,700	5500	4,500.	195,400	450,600	450,600		12/13/2012

PRINT

Date	Time
12/10/20	16:06:30

LAST REV

Date	Time
09/22/17	08:29:58

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 273

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JORGE ANTONIO A	1106-28		1/11/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	2749
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2013	1362	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	Meas/Inspect	HS	Hanne S
1/16/2014	Info Fm Prmt	EMK	Ellen K
1/24/2009	Meas/Inspect	336	PATRIOT
9/20/1999	Meas/Inspect	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21956873
Const Adj.:	0.98794085
Adj $ / SQ:	204.827
Other Features:	122000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523412
Depreciation:	162258
Depreciated Total:	361154

COMMENTS

OF=2 SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	6	Baths:	2	HB					

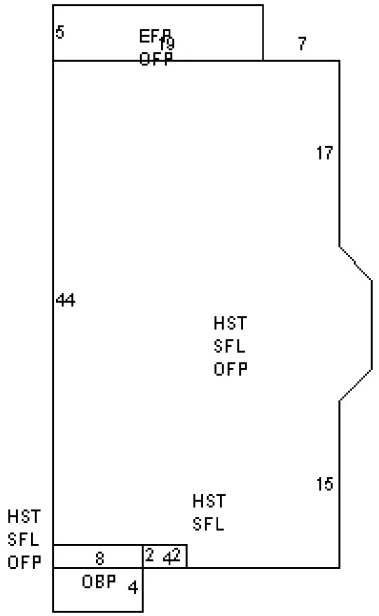
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	10	4	M
Totals			
2	15	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	204.83
Special Features:	0	Val/Su Net:	109.89
Final Total:	361200	Val/Su SzAd	195.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	Open Porch	1,348	17.510	23,604
SFL	Second Floor	1,229	204.830	251,732
HST	Half Story	615	196.630	120,831
EFP	Enclos Porch	95	55.210	5,245

Net Sketched Area:	3,287		Total:	401,412	
Size Ad	1843.5	Gross Are	3901	FinArea	1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	10	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1925	20.68	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500